

# primelocation



DUMBARTON'S NEW AND EXCITING MIXED USE DEVELOPMENT

Issue 2 2011

## Blueprint For New Business Park



How the new Lomondgate business park will look

The master plan for Scotland's most scenic Business Park has been given the green light by West Dunbartonshire Council, signaling the way forward for a significant investment in Dumbarton with the potential creation of substantial numbers of new jobs.

The 20 acre Lomondgate Business Park forms part of the £100m Lomondgate major mixed-use development located to the north west of Dumbarton.

The Business Park could feature up to 10 office pavilions and a Business Village, offering a total of 190,000 sq ft of office space, along with a Hub

building. The Hub building which now has planning consent will feature a 5,000 sq ft crèche, 7,000 sq ft of support services and retail space, in addition to 12,000 sq ft of office space at first floor level.

The proposed Park will provide high quality office accommodation for up to 1,000 employees and could significantly boost the local economy according to economic experts.

£14m has already been spent on the Lomondgate project by Walker Group, the development partner of Strathleven Regeneration Company. This includes

major infrastructure works, site servicing and local road improvements.

Sinclair Browne, Partner, Office Agency & Development at Knight Frank, said: "Lomondgate Business Park is in an ideal location and benefits from prominent frontage to the A82 immediately west of Dumbarton. The buildings, and layout, are flexible and will be capable of catering for all sizes of office users from small organisations up to large national and international corporates."

The Business Park is one of the most crucial elements of the Lomondgate development, which is transforming redundant land including the former site of the J&B Bottling Plant, into a thriving community featuring more than 300 new homes, offices, destination services and major facilities for the BBC and Aggreko.

Councillor Ronnie McColl, Leader of West Dunbartonshire Council and a Board Member of Strathleven Regeneration Company, said: "I am delighted the Lomondgate Business Park Masterplan has been given approval. West Dunbartonshire has lots to offer new businesses and I am pleased new jobs will be created as this will be a major contribution in sustaining and growing our local economy."

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# Premier Inn Checks Into Lomondgate

Whitbread, the UK's largest hotel and restaurant group, has put out the welcome mat at its new hotel and Brewer's Fayre restaurant at Lomondgate in Dumbarton.

David Hastings, Chief Executive of Strathleven Regeneration Company was among the first visitors to the sparkling new £4.1m, 60-bedroom Premier Inn and family restaurant/pub, which opened for business in January.

He said: "The first time I was at the Premier Inn site it was a very muddy piece of wasteland and it is just incredible to see its transformation into a bright modern hotel, which will provide a local amenity not just for the Business Park at the Lomondgate development but for the whole area.

"Lomondgate has become a real hub of activity with the Aggreko facility now well advanced, the first houses being erected and the first phase of the Business Park formally launched.



David added: "Congratulations must go to our private development partner Walker Group who remained faithful to the vision for Lomondgate, despite tough economic conditions. A lot of developers would have walked away from such a substantial capital investment like Lomondgate or just scaled down their plans but Walker Group have given 100% to the project from day one."

Kevin Murray, Acquisition Manager – North, for Whitbread Hotels & Restaurants said: "Lomondgate is an outstanding development and an ideal location for us with great visitor access to Loch Lomond. We are confident our hotel will also be a catalyst for further investment in Dumbarton and will play a lead part in making Lomondgate a successful regeneration and business story."

## New Jobs for Local People

One of the major successes of Lomondgate has been the creation of local jobs for local people, especially at a time when many companies have been making redundancies.

Working closely with Dumbarton Job Centre, 68 people have been taken on in full and part-time positions by the Premier Inn, and only three of these positions have been filled by people living outwith the local area.

Arlene O'Malley, a member of the restaurant team said, "I had two children under the age of two and was looking for part-time work. I was delighted to find the job with Premier Inn as it's very handy for me and the hours are great."

A number of jobs have also been created by construction company, Front Line Construction, a civil engineering contractor who are

providing the infrastructure works, such as the roads and drainage, for Walker Group's residential development at Lomondgate. Further construction related jobs are expected as the development progresses.

Mike Edward, Development Director at Walker Group added, "The development of the remaining roadside services and the Business Park are expected to create further sustainable jobs and, of course, the expansion of Aggreko has also helped safeguard vital local jobs, which is all good news for the West Dunbartonshire economy."

Pictured are new Premier Inn staff members (from left) Scott Brooks from Castlehill, Laura Hunter from Bonhill, Arlene O'Malley from Renton and Jamie McGowan from Dumbarton.



# Aggreko Powers Ahead with New Plant

Work is now well underway on Aggreko's new £20m international manufacturing and office facility, which is due for completion later this year.

Contractor Morgan Sindall has been on site since September of last year and the facility is really beginning to take shape.

The facility is expected to create 110 new jobs and safeguard a further 120 in the Dumbaron area when complete.

The new flagship plant will be used to design, develop and manufacture power generators and temperature control equipment which will be deployed around the world.

Comprising of a 160,000 sq ft manufacturing facility and 25,000 sq ft of office and ancillary accommodation, it will be located on a 16 acre site just off the A82 at Lomondgate in West Dunbartonshire.



An artist's impression of the finished Aggreko facility

Jim Kilpatrick, Operations Manager at Aggreko Manufacturing said: "Construction of our new manufacturing facility is right on schedule. We plan to complete building work in the second half of 2011, and be ready to move into the site and start production in early 2012. We are very pleased with progress so far and the company is looking forward to relocating all its design, development and manufacturing to Lomondgate."

Bruce Walker, Managing Director of Walker Group said: "It is great to see such a tangible sign of what we have been working to achieve at Lomondgate coming out of the ground. To have a world class company like Aggreko choosing to locate at Lomondgate is a real testament to the quality of the location and I am sure will encourage other businesses to invest in the area."

# Foundations Being Laid For Housing Development

Work has now started on the first phases of new homes on the Lomondgate site.

Walker Group is now taking reservations for a number of the 109 luxury two, three, four and five bedroom homes it is building on the site, with the first phase of properties scheduled for completion in early summer.

Persimmon Homes has been awarded planning permission to build 120 homes on an 8.5 acre site next to the BBC and has also commenced works.

Bruce Walker said: "When it comes to property it really is all about location and it would be hard to imagine a more beautiful place to make a home than at Lomondgate which sits at the gateway

to Loch Lomond, offering some of the best scenery and outdoor living in Scotland.

"I can't wait to see the first home completed on the site – that will be a great day for the project. There can't be too many developments where people can live, work and play all in one fantastic location."

Commenting on the new location, Doug Law, Managing Director of Persimmon Homes West Scotland added, "We are delighted to be involved in this development and have launched 2, 3 and 4 bedroom family homes for sale. The location affords great communication links to the town, city and countryside".



Sales Directors Ingrid Gahagan of Persimmon Homes with Sandy Casey of Walker Group survey one of the first house kits at Lomondgate

# £500M LOMONDGATE LEGACY

*David Hastings, Chief Executive of Strathleven Regeneration Company, takes a look at the history of the Lomondgate project and how it will shape the future of West Dunbartonshire.*

Lomondgate's genesis was the closure of the J&B bottling plant in 2000 and the overarching objective of the partnership between Strathleven Regeneration Company and the Walker Group is economic regeneration.

Eleven years on and Lomondgate has, in the most difficult economic conditions for decades, become one of the most active developments in the country. It's timely to look at the regeneration story behind the development.

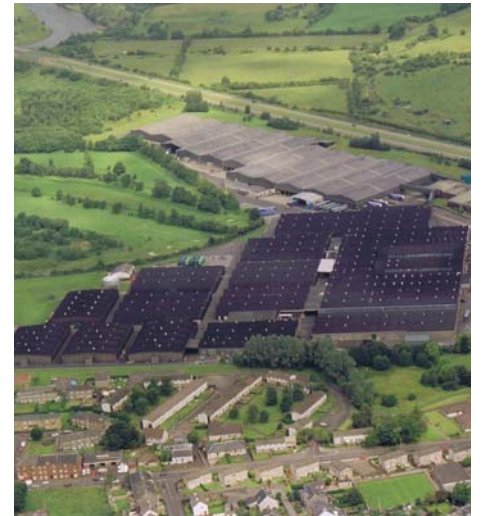
The J&B closure was announced in 1998, at which time 470 people worked at the plant. Strathleven Regeneration Company (SRC) was established in April 2000 as a special purpose vehicle to facilitate the regeneration process. SRC is a partnership of the public and private sectors and was created with the support of Diageo, West Dunbartonshire Council and Scottish Enterprise.

Direct support came in the form of seed funding from each of those stakeholders and the transfer of land at Kilmalid

by West Dunbartonshire Council and Diageo. With SRC owning 55 acres of land north of the A82 it became possible to enter into a joint venture with the Walker Group, when it acquired the former bottling plant in 2004. Significantly, there is no public capital funding in the project.

It's widely understood that regeneration is a long term game and it's to the credit of SRC's original corporate stakeholders that they have maintained their involvement for over ten years. Former MP, John McFall has chaired the company continuously and local MSP, Jackie Baillie, is a founder member. SRC's development partner, Walker Group (Scotland), has kept the faith and stood by its belief in the strength of Lomondgate's location at a National Park gateway.

As the rest of this newsletter illustrates, there is arguably more happening at Lomondgate than any comparable regeneration site in Scotland. An independent economic impact assessment estimates that Lomondgate had generated nearly £90m of Gross Value Added (GVA) to the regional economy by April 2010 and forecasts that, by 2019, Lomondgate could accommodate 1,900 jobs and have added £500m of GVA.



The former J&B Bottling Plant.

While none of this can be achieved without the essential ingredients of land, finance and know-how, it is the human dimensions of championship, commitment, resilience, enterprise and partnership (across sectors and across political boundaries) which have been and will be the key to success.

## Costa Coffee – A Real Perk For Visitors



Planning has been awarded for Scotland's first drive-thru Costa Coffee at Lomondgate.

The Lomondgate Partners submitted a proposal to West Dunbartonshire Council to build a new 1,850 sq ft drive thru, just a short drive away from Loch Lomond.

The new drive-thru will form part of the roadside services area of Lomondgate, along with a new Premier Inn Hotel and Malt & Myre restaurant.

John Menzies of retail and leisure letting agents Cushman & Wakefield said: "You could not get a better location for a Costa Coffee than the Lomondgate site which is adjacent to the A82, the main link from Central Scotland with the West Highlands and one of the busiest trunk roads in Scotland.

"Costa Coffee will provide a welcome stop-off point for tourists travelling to and from Glasgow, Loch Lomond and the Trossachs, as well as a key attraction for those who will be working at the Business Park, residents of the new homes at Lomondgate and workers at Aggreko and BBC Scotland.

"The fact that Whitbread has chosen Lomondgate not only for its new Premier Inn and Malt & Myre restaurant but also to trial the drive-thru Costa concept in Scotland speaks volumes about the quality of the location."

Bruce Walker, Managing Director of Walker Group, which is jointly developing the Lomondgate site with Strathleven Regeneration Company, said: "Costa Coffee will be a terrific addition to the tenant mix at Lomondgate and will perfectly complement the other roadside services."

For further information on Lomondgate please contact Mike Edward at Walker Group on 01506 413101 or email [mikee@walkergroup.co.uk](mailto:mikee@walkergroup.co.uk)